

LEGEND	
	EXISTING MUDD-O ZONING
	EXISTING R-3 ZONING PROPOSED MUDD-O ZONING

SITE DATA TABLE	
PARCEL ID:	217-051-04 AND A PORTION OF 217-051-04
EXISTING ZONING:	R-3 AND MUDD-O
PROPOSED ZONING:	MUDD-O AND MUDD-O SPA
EXISTING USES:	COMMERCIAL, AN INDOOR PET CENTER AND ASSOCIATED USES INCLUDING LIMITED OUTDOOR PET CENTER USES, AND VACANT.
PROPOSED USES:	AN INDOOR PET CENTER WITH LIMITED OUTDOOR PET CENTER USES AS MORE SPECIFICALLY DESCRIBED BELOW TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT, AND OPTIONAL PROVISIONS BELOW
SITE AREA:	190,100 SF (4.36 AC)
PORTION OF PROPERTY TO BE REZONED:	± 49,826 SF (1.14 AC)
PARKING:	AS REQUIRED BY THE MUDD ZONING DISTRICT
TREE SAVE REQUIRED:	15% OF PROPOSED REZONED PORTION = 7,474 SF (0.65 AC)
POTENTIAL TREE SAVE PROVIDED:	15% MINIMUM
MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:	UP TO 6,000 SQUARE FEET OF GROSS FLOOR AREA FOR AN INDOOR PET CENTER WITH LIMITED OUTDOOR PET CENTER USES
MAXIMUM BUILDING HEIGHT:	NOT TO EXCEED 40 FEET; THE ALLOWED BUILDING HEIGHT TO BE MEASURED AS DEFINED BY THE ORDINANCE

CONDITIONAL DEVELOPMENT NOTES:

- GENERAL PROVISIONS:**
 - SITE LOCATION:** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY LAUREL OAK FARM, LLC TO ACCOMMODATE DEVELOPMENT OF AN INDOOR PET CENTER ON APPROXIMATELY ± 1.14 ACRE SITE LOCATED ON THE SOUTH SIDE OF YOUNGBLOOD ROAD ACROSS FROM RHONE VALLEY DRIVE (THE "SITE").
 - ZONING DISTRICT ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE OPTIONAL PROVISIONS SET FORTH HEREIN.
 - GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. CHANGES TO THE REZONING PLAN NOT PERMITTED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.
 - NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY:** THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED TWO (2). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING LOCATED ON THE SITE.
 - PLANNED/UNIFIED DEVELOPMENT:** THE SITE SHALL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT PLAN AS TO THE DEVELOPMENT SITE ELEMENTS AND PORTIONS OF THE SITE GENERALLY DEPICTED ON THE REZONING PLAN AND AS TO THE SAME LOCATED ON THE REMAINDER OF TAX PARCEL # 217-051-04, AS SUCH, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION STANDARDS, FAR REQUIREMENTS, AND OTHER SIMILAR ZONING STANDARDS WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER DEVELOPMENT SITE ELEMENTS LOCATED WITHIN THE SITE, PROVIDED, HOWEVER, ALL SUCH SEPARATION STANDARDS ALONG THE EXTERIOR BOUNDARY OF THE SITE, NOT IN COMMON WITH THE SITE, AS EXPRESSLY DESCRIBED IN THE REZONING PLAN SHALL BE ADHERED TO.
- PERMITTED USES & DEVELOPMENT AREA LIMITATION:**
 - THE SITE MAY BE DEVELOPED WITH AN INDOOR PET CENTER WITH LIMITED OUTDOOR PET CENTER USES AND ACCESSORY USES ALLOWED BY THE MUDD ZONING DISTRICT AND THE OPTIONAL PROVISIONS BELOW.
 - THE ALLOWED PET SERVICES SHALL BE CONDUCTED WITHIN THE ENCLOSED BUILDING(S) LOCATED ON THE SITE EXCEPT WHERE NECESSARY TO ADHERE TO APPLICABLE HEALTH AND SAFETY REGULATIONS, INCLUDING FOR EXAMPLE THE NORTH CAROLINA ANIMAL WELFARE ACT AND SIMILAR REGULATIONS, AND IN CONNECTION WITH THE HUMAN CARE AND TREATMENT OF ANIMALS IN SANITARY AND HEALTHY CONDITIONS; SUCH THAT THE OUTDOOR PET CENTER USE ALLOWED ON THE SITE WILL BE LIMITED TO FENCED OUTDOOR WALKING AND EXERCISE AREAS LOCATED ADJACENT AND SURROUNDING TO THE INDOOR PET CENTER USES. PETS UTILIZING THE OUTDOOR WALKING AND EXERCISE AREA WILL ALWAYS BE ATTENDED. OUTDOOR KENNELS WILL NOT BE ALLOWED.
 - THE TOTAL ALLOWED SQUARE FOOTAGE OF THE INDOOR PET CENTER MAY NOT EXCEED 6,000 SQUARE FEET OF GROSS FLOOR AREA.
- OPTIONAL PROVISIONS:**

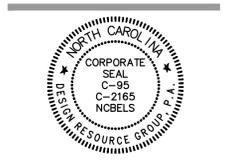
THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE SITE:

 - TO ALLOW A FENCED AREA OUTSIDE OF THE INDOOR PET CENTER TO BE USED FOR WALKING AND EXERCISING OF PETS THAT DOES NOT MEET THE 300-FOOT SEPARATION FROM A LOT IN A RESIDENTIAL ZONING DISTRICT OR A RESIDENTIAL USES AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - TO ALLOW THE SITE TO BE DEVELOPED WITHOUT PROVIDING A SIX (6) FOOT SIDEWALK AND AN EIGHT (8) FOOT PLANNING STRIP ALONG YOUNGBLOOD ROAD.
 - TO ALLOW PARKING BETWEEN THE PROPOSED BUILDING AND YOUNGBLOOD ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - TO ALLOW THE SITE TO BE DEVELOPED WITHOUT PROVIDING A SIDEWALK FROM THE USE TO YOUNGBLOOD ROAD AS CALLED FOR IN SECTION 12.529.
- ACCESS:**
 - ACCESS TO THE SITE WILL BE FROM YOUNGBLOOD ROAD VIA AN EXISTING DRIVEWAY AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND MCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.
- ARCHITECTURAL STANDARD:**
 - THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE WILL BE RESIDENTIAL IN CHARACTER AND WILL COMPLY WITH THE MUDD DESIGN STANDARDS.
 - THE MAXIMUM HEIGHT OF THE PROPOSED BUILDING WILL BE 40 FEET.
- STREETScape:**
 - BUFFERS AS GENERALLY DEPICTED ON THE REZONING PLAN WILL BE PROVIDED.
 - AN EIGHT (8) FOOT SOUND WALL WILL PROVIDED ALONG YOUNGBLOOD ROAD, BEHIND THE PROPOSED BUFFER.
- ENVIRONMENTAL FEATURES:**
 - THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
 - THE SITE WILL COMPLY WITH THE TREE ORDINANCE.
- SIGNAGE:**
 - THE SITE MAY HAVE ONE DETACHED SIGN IDENTIFYING THE INDOOR PET CENTER ALONG YOUNGBLOOD ROAD. THE DETACHED SIGN WILL BE LIMITED TO 12 SQUARE FEET AND A MAXIMUM HEIGHT OF FIVE (5) FEET. WALL SIGNS WILL BE LIMITED TO 10 SQUARE FEET PER BUILDING WALL.
- LIGHTING:**
 - ALL NEW DETACHED LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.
 - DETACHED LIGHTING WILL BE LIMITED TO 15 FEET IN HEIGHT.
 - ATTACHED LIGHTING WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED.
- PARKING:**
 - PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.
- OTHER:**
 - THE PETITIONER HAS CREATED A CROSS ACCESS EASEMENT TO ALLOW THE JOINT USE OF THE DRIVEWAY BY THE PARCEL, CREATED FOR THE INDOOR PET CENTER AND THE PROPERTY ZONED R-3.
- AMENDMENTS TO THE REZONING PLAN:**
 - FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.
- BINDING EFFECT OF THE REZONING APPLICATION:**
 - IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



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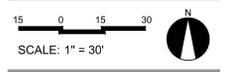
**REZONING PETITION
2020-XXX**

REZONING DOCUMENT

**LAUREL OAK FARM KENNEL
EXPANSION**
CHARLOTTE, NORTH CAROLINA

LAUREL OAK FARM, LLC
16223 YOUNGBLOOD ROAD
CHARLOTTE, NORTH CAROLINA 28278

**REZONING
PLAN**



PROJECT #: 427-002
DRAWN BY: JN
CHECKED BY: SK

MARCH 09, 2020

REVISIONS:

RZ1.0